



Preston Report

Edmond Real Estate Market
May 2023

Prepared by

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www.Edmond4Sale.com



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Edmond Real Estate

2023 Residential Homes

	Active	Pending	Sold
January	694	476	199
February	724	485	229
March	721	645	344
April	718	599	300
May	797	527	428
June			
July			
August			
September			
October			
November			
December			
		Total	1500

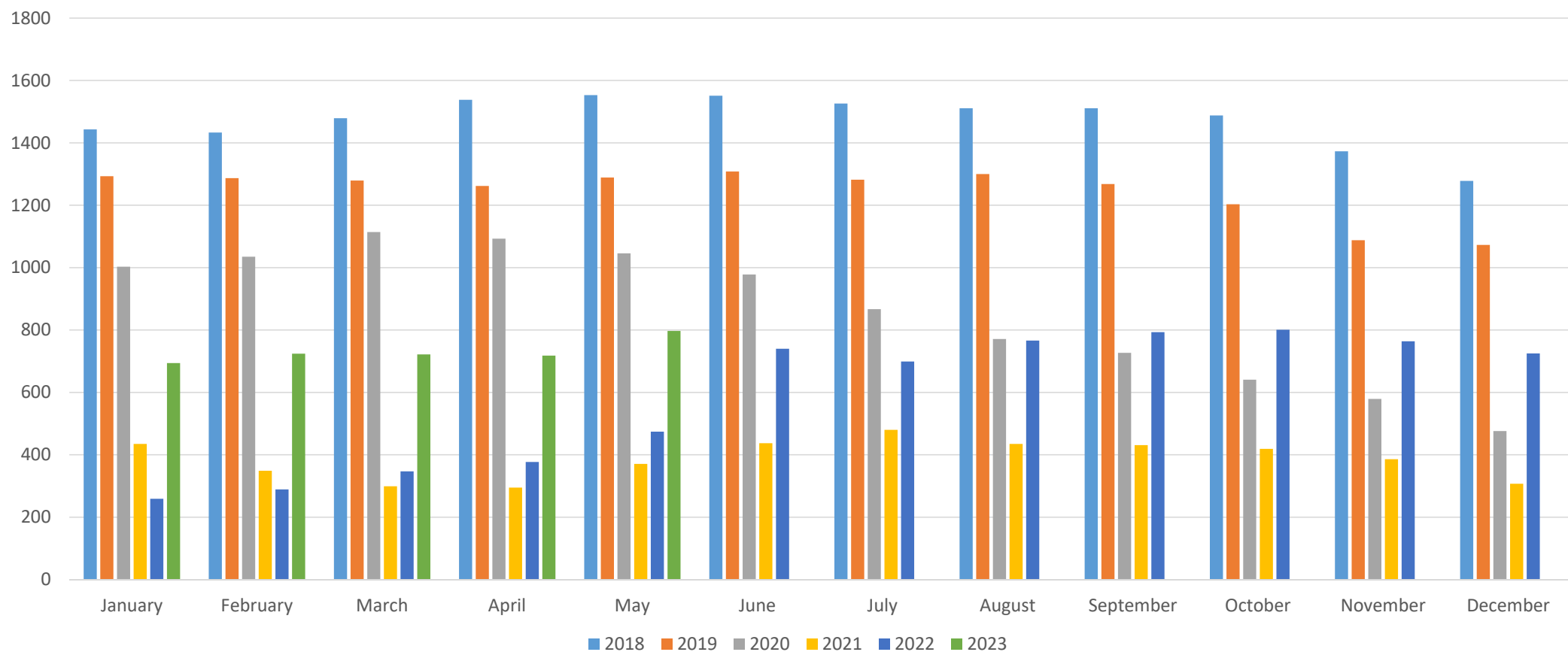
Preston Report

Based on information from MLSOK.com for the period 01/01/23 through 05/31/23 Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

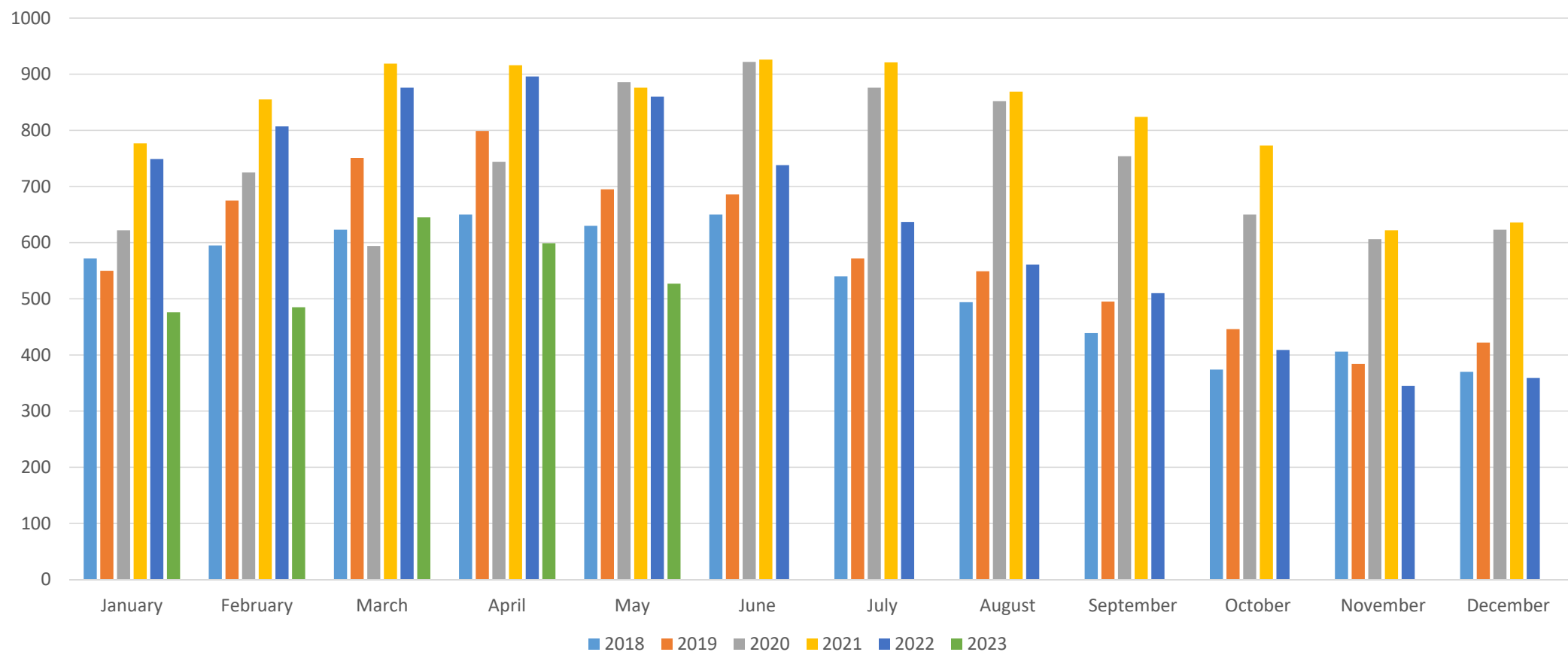
Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$437,701	\$87,102,499	\$483,773	\$25,156,196
Feb.	\$432,388	\$99,016,852	\$473,285	\$27,450,530
March	\$432,128	\$148,652,032	\$457,601	\$39,353,686
April	\$435,556	\$130,666,800	\$480,361	\$40,350,324
May	\$431,521	\$184,690,988	\$499,959	\$44,496,351
June				
July				
August				
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$433,419	\$650,129,171	\$479,152	\$176,807,087

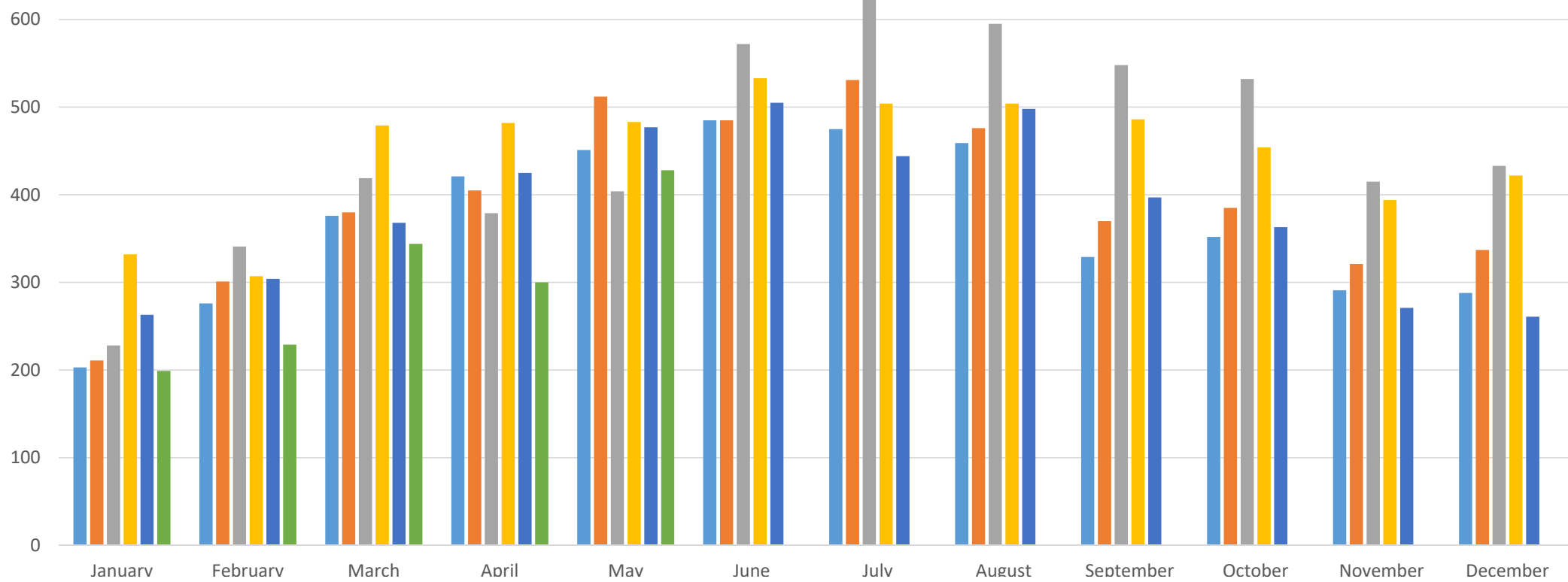
Active Listings



Under Contract



Sold

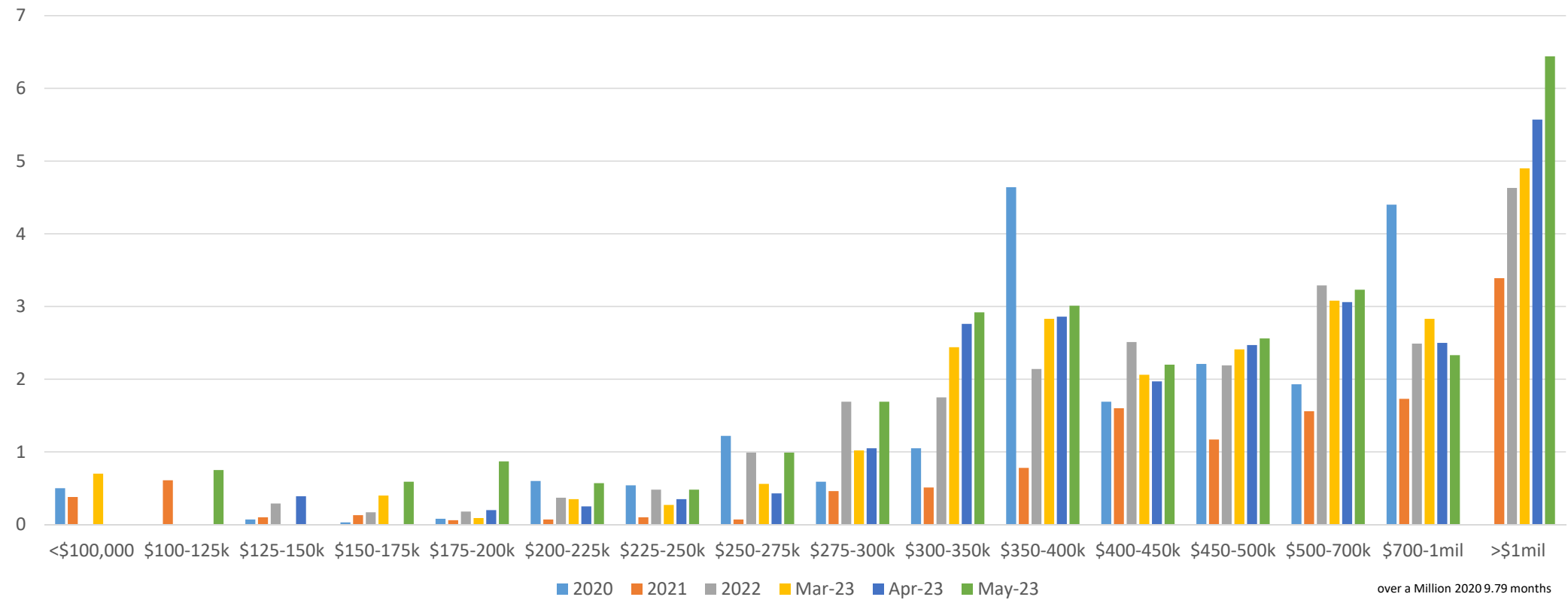


Current Inventory vs. Homes Sold Edmond – May 2023

	Active	Pending	Sold YTD
<\$100,000	0	0	4
\$100-125k	1	2	10
\$125-150k	0	4	11
\$150-175k	3	5	18
\$175-200k	9	6	40
\$200-225k	9	22	59
\$225-250k	14	21	107
\$250-275k	30	30	130
\$275-300k	44	47	122
\$300-350k	129	75	194
\$350-400k	126	65	163
\$400-450K	85	55	177
\$450-500k	57	38	95
\$500-700k	166	101	226
\$700-1 mil	45	29	82
>\$1 million	79	27	62
<hr/> Total	797	527	1500

Absorption Rates

In Months

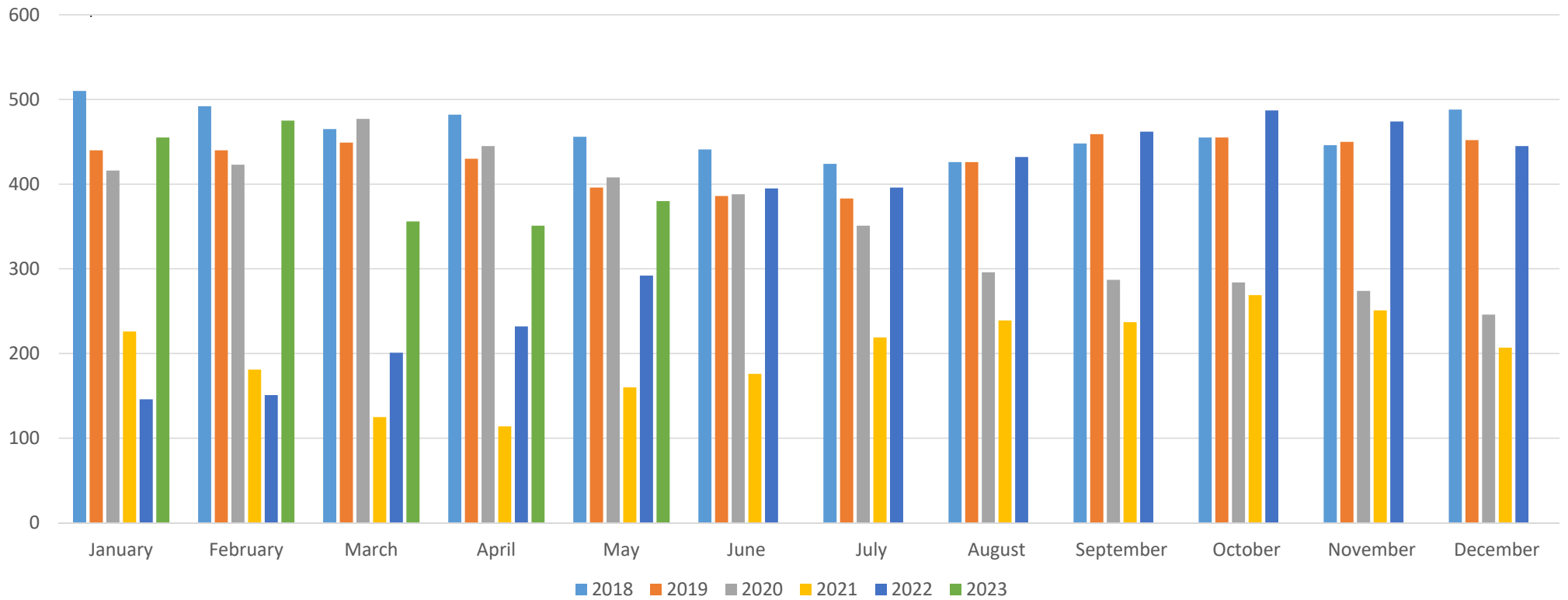


over a Million 2020 9.79 months

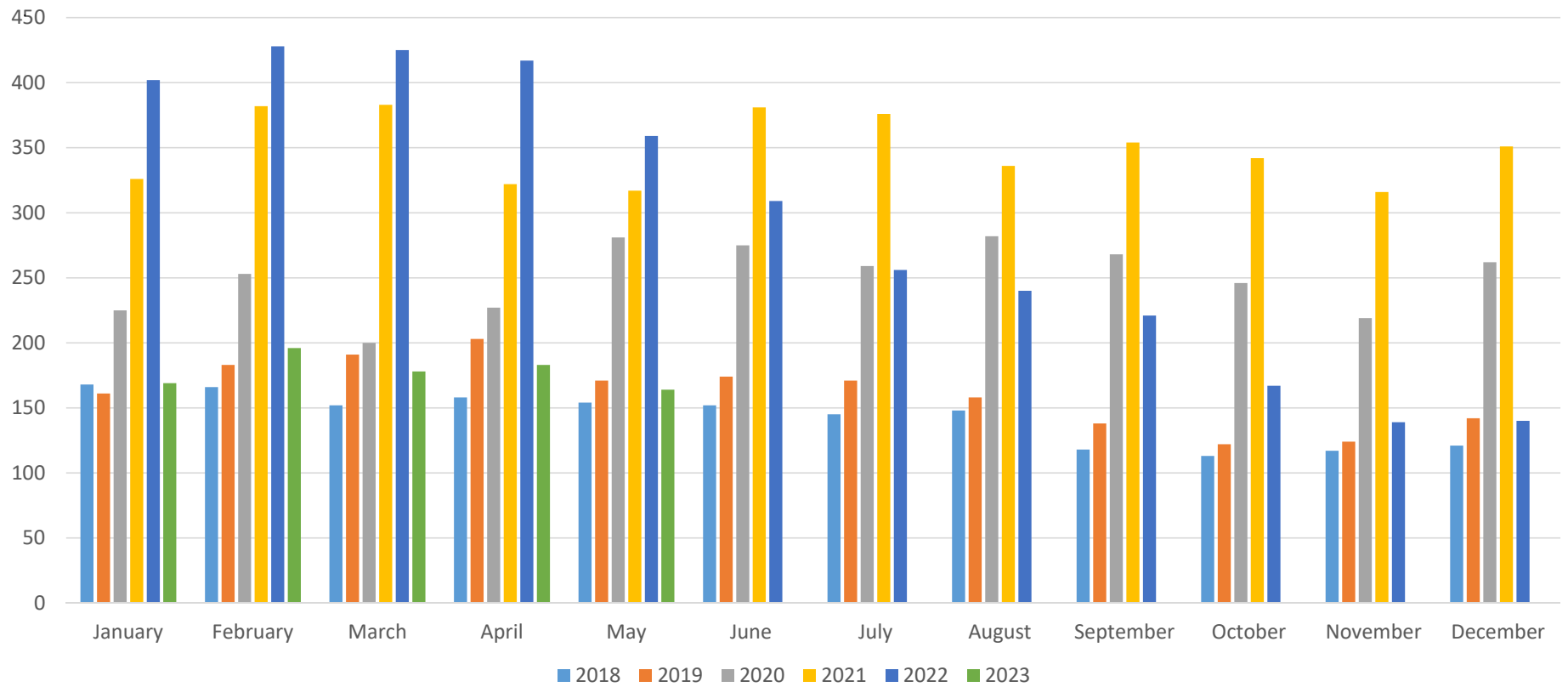
Current New Home Inventory
vs.
New Home Sales
May 2023

	Active Listings	Under Contract	Sold-YTD
<\$250	0	0	8
\$250-300	28	13	33
\$300-350	76	30	45
\$350-400	79	25	60
\$400-450	42	22	65
\$450-500	29	13	31
\$500-700	92	41	86
\$700-1 Mil	20	9	32
> 1 Mil	14	11	9
<hr/>			
Total	380	164	369

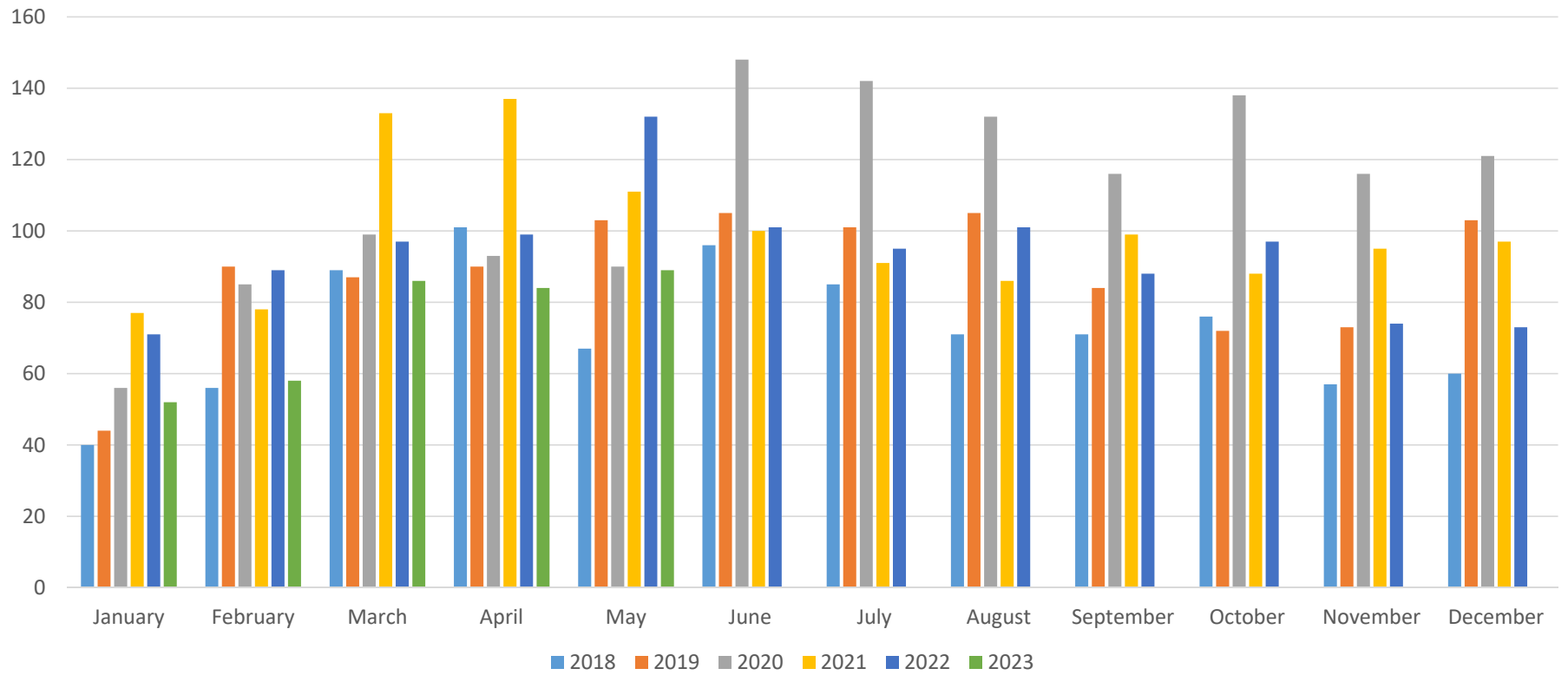
New Homes Active



New Homes Under Contract



New Homes Sold



Absorption Rate New Homes

in months

